

DRAINAGE & ENVIRONMENTAL REVIEW REQUIREMENTS FOR “RESIDENTIAL HEAVY”

Briefing to Environmental Commission – Development Committee

October 25, 2017

Residential Heavy

- What is it?
- What are the goals?
- Where might this type of development occur and how much might occur?
- What are the issues considered in developing the staff proposal?
- Review of the staff proposal to be included in draft 3 of CodeNEXT

Residential Heavy

What is it?

- Proposed new review process for “missing middle” development
- Requested by City Council to address lack of 3-9 unit development in Austin
- Currently, this type of multi-family development undergoes full site plan review and then a separate building permit review
- Proposal would provide a single review and permitting process for 3-6 unit residential development similar to 1-2 unit development

Residential Heavy

Staff goal is to balance:

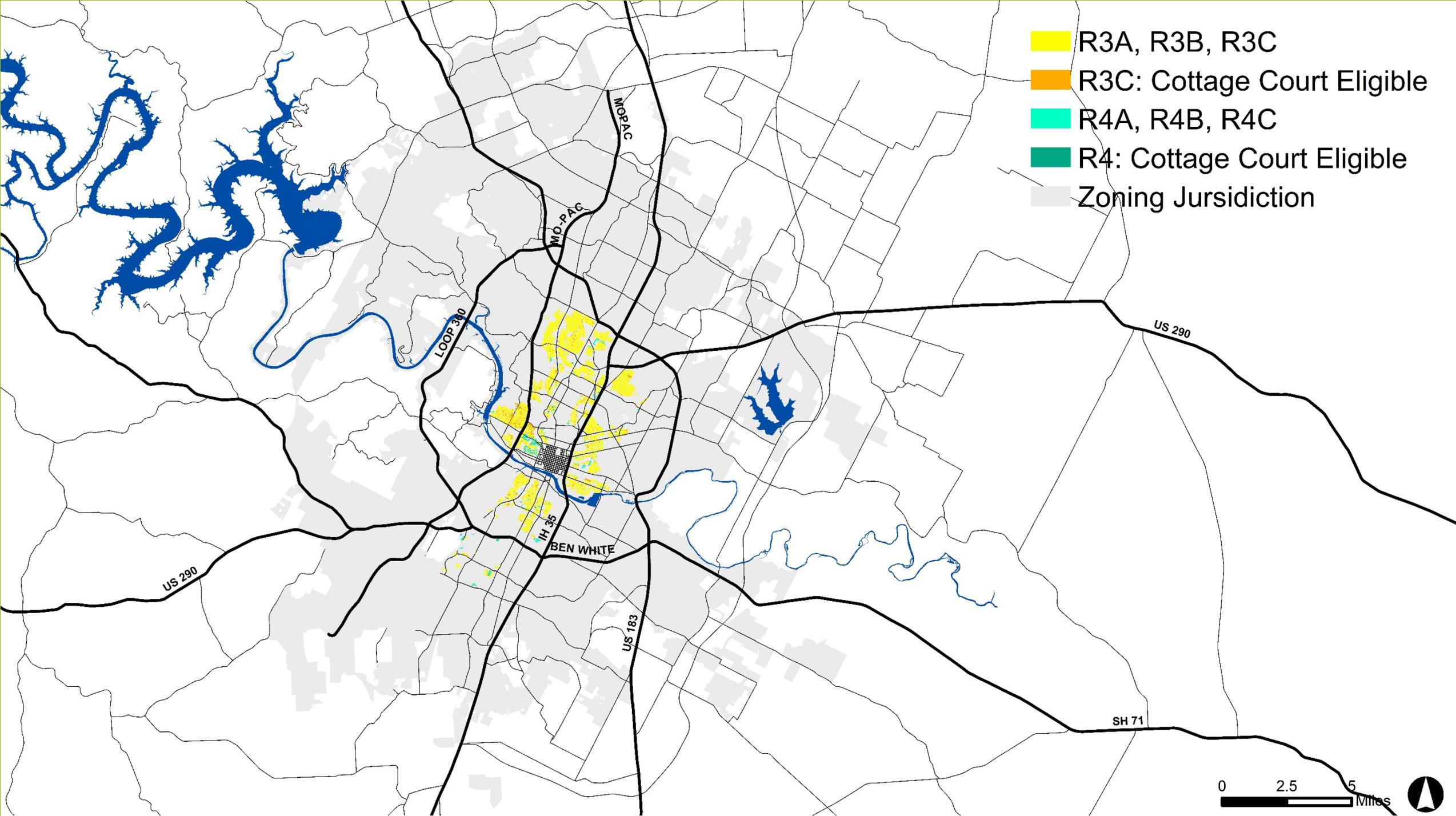
- Permitting cost and time
- Staff resources required to review permits

And

- Maintain key environmental and drainage requirements that currently apply to multi-family development and are included in current site plan review

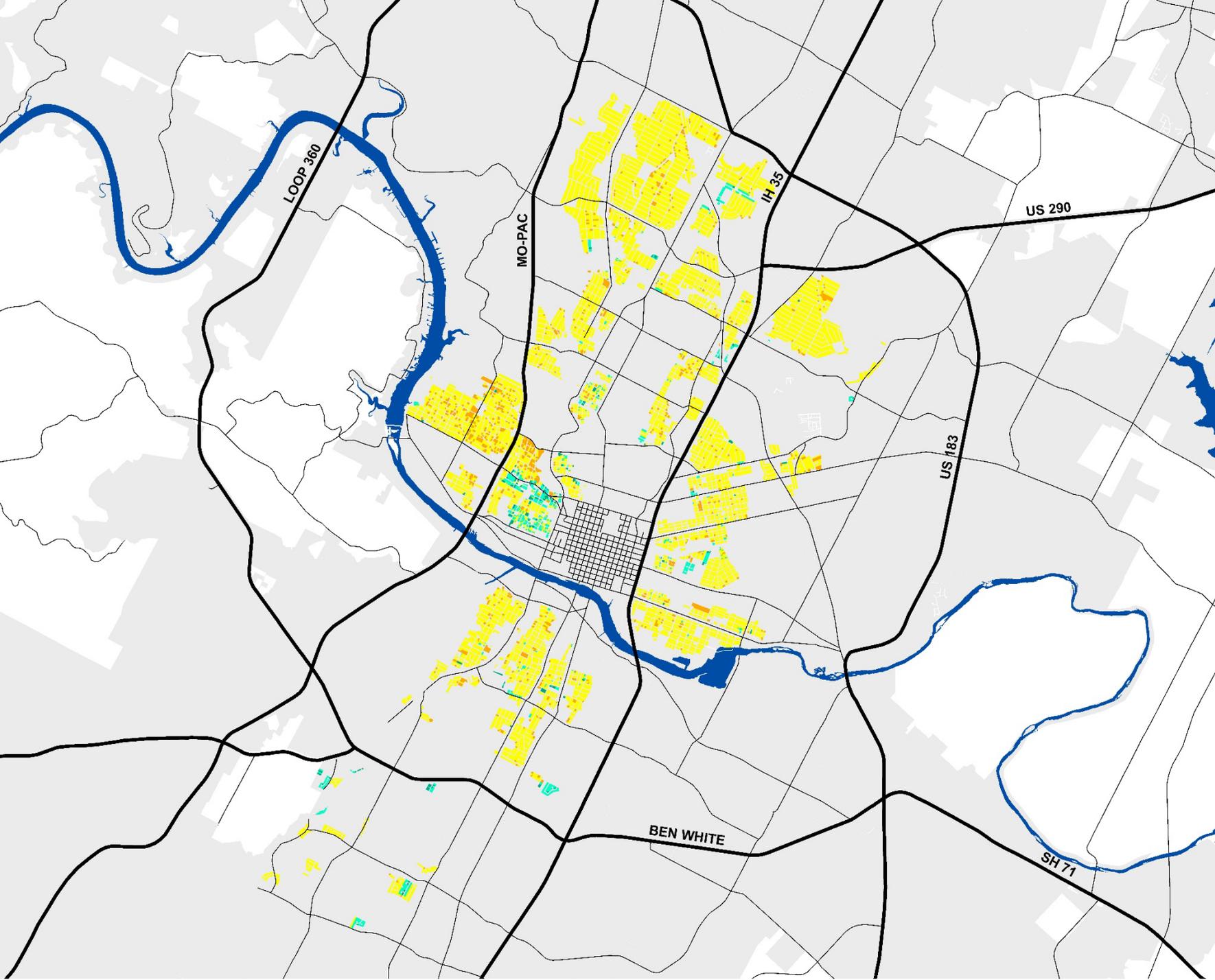
Residential Heavy – Lot Distribution

< 45% limit: 3 - 6 units	Parcels	Acres	Pct of RH (parcels)	Max IC
R3A, R3B, R3C: 3 units only	24,670	4,236	67.60%	45%
R3C eligible for 6 units	750	357	2.10%	45%
R4A, R4B, R4C: 4 units only	1,531	195	4.20%	45%
R4A, R4B, R4C eligible for 6 units	123	52	0.30%	45%
45% IC limit: 3-6 units total	27,074	4,840	74%	45%
>45% limit: 6 - 9 units	Parcels	Acres	Pct of RH (parcels)	Max IC
RM1A under 3/4 acre (12 units/acre)	2,138	290	5.90%	55%
RM1B: 3 - 12 units	1,068	429	2.90%	60%
RM2A under 1/2 acre (18 units/acre)	1,692	197	4.60%	60%
RM2B: 3 - 12 units	117	70	0.30%	60%
MU1A, B, C, D: 1 - 12 units	1,232	244	3.40%	60%
MU2A under 3/4 acre (12 units/acre)	1,636	222	4.50%	60%
MU2B under 1/2 acre (18 units/acre)	377	36	1.00%	80%
>45% IC limit: (6-9 units typical) total	9,442	1,584	26%	
Residential Heavy Total	36,516	6,424	100%	



-  R3A, R3B, R3C
-  R3C: Cottage Court Eligible
-  R4A, R4B, R4C
-  R4: Cottage Court Eligible
-  Zoning Jurisdiction





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Residential Heavy – 3-9 vs 1-2 Unit Zones

	Parcels	Acres	Pct of SF & RH (parcels)	Pct of SF & RH (area)	Max IC
< 45% IC limit: 1 - 2 units	118,512	40,838	76%	86%	45%
< 45% IC limit: 3-6 units possible	27,074	4,840	17%	10%	45%
> 45% IC limit: 6-9 units possible	9,442	1,584	6%	3%	55% - 80%
Residential Heavy Total	36,516	6,424	24%	14%	
Grand Total (SF & RH)	155,028	47,262	100%	100%	

Residential Heavy – Considerations

- 3-9 unit eligible lots = 26% of all 3-9 unit lots outside the BSZ
- 3-6 unit, 45% IC lots = 74% of all 3-9 unit eligible lots
- 7-9 unit development **only allowed** on commercial/multifamily/MU lots >45%IC
- 7-9 unit lots only makeup 26% of 3-9 unit lots

Note: Analysis is based on CodeNEXT (draft 2) zoning for 3-9 unit development

Residential Heavy – Considerations

- Most 1-2 family subdivisions since 1986 should meet current environmental, water quality, and drainage (including flooding) requirements
 - Limited to 45% impervious cover
 - 1986-91 Barton Springs Zone won't meet SOS water quality or impervious cover
 - Older subdivisions may not be laid out in a way that would allow them to meet modern environmental requirements
 - Water quality and detention would likely have to be on individual lots, which is difficult to install, inspect, and maintain
- Environmental, water quality, and drainage for multi-family (>2 units) and commercial properties are enforced at time of site plan
 - Impervious cover varies from 55-100% depending on watershed

Residential Heavy – Considerations

- Although all environmental and drainage regulations currently apply*, 1-2 unit residential construction is only reviewed for: development in the floodplain, tree protection, and erosion hazard zone
 - No review for creek buffer, CEF, floodplain modification, cut/fill, steep slope, and adverse drainage impacts
- Development Services Department has indicated that Residential Review is currently understaffed and staff impacts of review requirements are a critical issue for permitting time and cost

*Since 1986 these requirements have only been applied to 1-2 unit development at subdivision and not at time of building construction.

Residential Heavy - Proposal

Staff will propose changes to current code to allow some “missing middle” development to be permitted as part of the residential review process.

- **Limit to 3-6 units** on lots with **45% impervious cover** or less
 - 75% of total 3-9 unit eligible lots outside the BSZ
 - These lots are currently 1-2 family lots so would **only increase number of units, not amount of allowed impervious cover**
 - Maintain key environmental and drainage requirements
 - No change in impervious cover minimizes potential for reduction in water quality treatment or increase in drainage impacts compared to 1-2 unit development under current regulations

Residential Heavy - Proposal

- Will not apply in the Barton Springs Zone in order to maintain compliance with SOS regulations
- Keep current 7-9 unit development requirements and review process (site plan then building permit)
- Revise code for 1-2 unit development to be consistent with current and historical practice regarding drainage and environmental review, which **does not include**:
 - Watershed requirements (creek buffer, cut/fill, CEFs, etc.) except for erosion hazard zone and erosion/sedimentation controls
 - Drainage impact analysis, except for development in the 100 yr. floodplain

Residential Heavy – Environmental Requirements

Watershed	Urban		Non-Urban	
Subdivision Date	pre-86	post-86, 2013	pre-86	post-86, 2013
Impervious cover	X	X	X	X
Creek buffers		X		X
Creek erosion hazard zone	X	X	X	X
Floodplain modification				
Env. Resource Inventory				
CEFs/Wetlands				
Grading (cut/fill)			X	X
Steep slopes				X
Tree protection	X	X	X	X
Erosion controls	X	X	X	X

Residential Heavy – Drainage & Water Quality Requirements

Watershed	Urban		Non-Urban	
Subdivision Date	pre-86	post-86 & post-2013	pre-86	post-86 & post-2013
Water quality				
Floodplain	X	X	X	X
Drainage analysis by P.E. certifying no additional impact to private property and show flow to public easement	X	X	X	X
Adverse impact detention analysis or on-site detention per DCM				

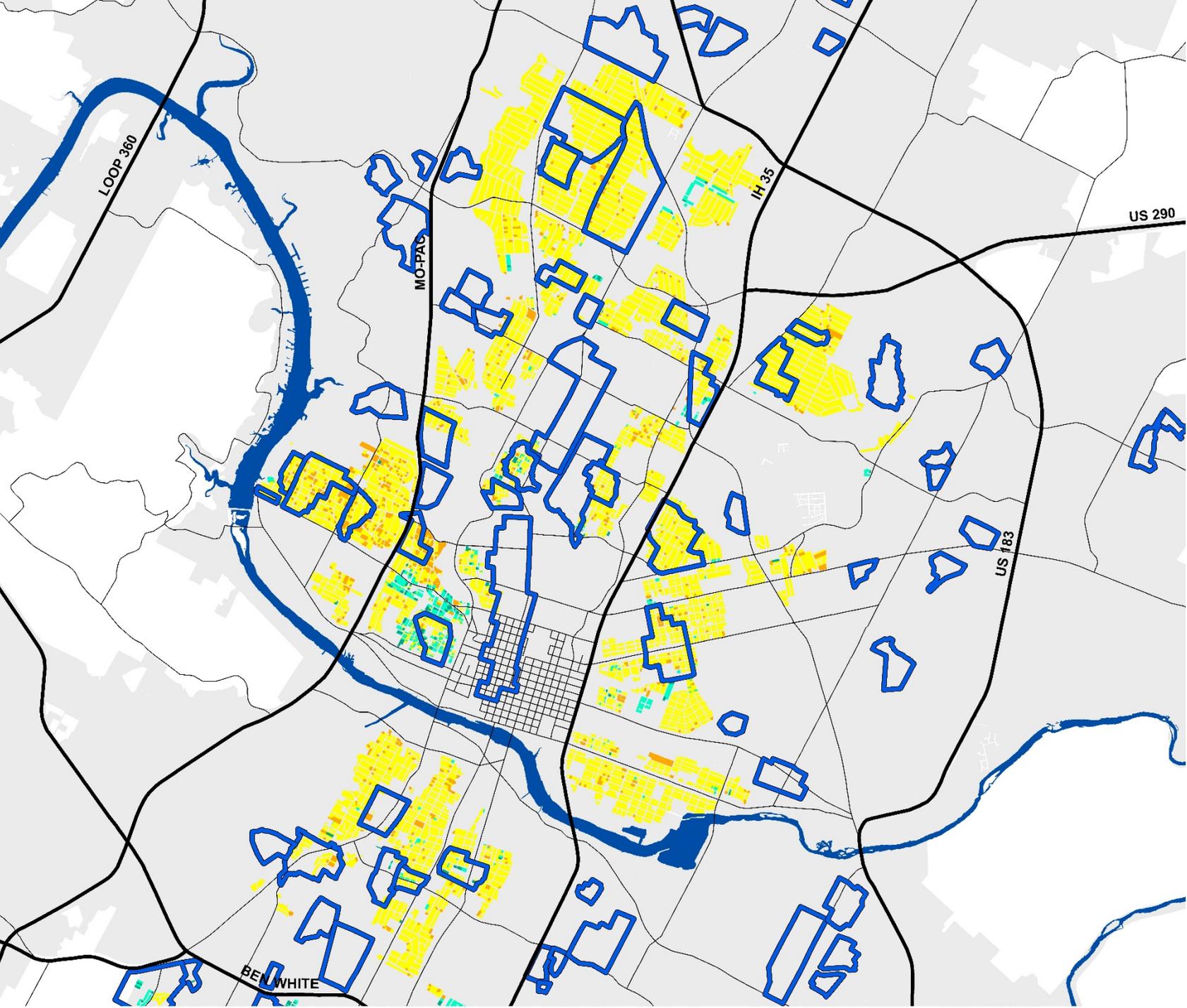
Summary

Staff proposal attempts to:

- Provide relief for the significant cost associated with development of relatively small number of units on small lots
- Maintain key environmental and drainage requirements currently applied to all multi-family development
- Increase environmental and drainage protection on existing residential lots that would become eligible for 3-6 unit lots under CodeNEXT
- Reduce the need for additional staff to review missing middle development

Note: Additional review requirements will require additional staff within DSD

Questions



- R3A, R3B, R3C
- R3C: Cottage Court Eligible
- R4A, R4B, R4C
- R4: Cottage Court Eligible
- Localized Flood Identified Areas
- Zoning Jurisdiction